

**NOTICE OF AVAILABILITY OF THE
DRAFT REVISIONS TO THE ENVIRONMENTAL IMPACT REPORT FOR THE
LODI SHOPPING CENTER PROJECT**

Notice is hereby given that the City of Lodi (lead agency) has completed the Draft Revisions to the Environmental Impact Report (EIR) for the Lodi Shopping Center ("Project"). The Project site is approximately 40 acres in size and is located at the southwest corner of West Kettleman Lane and South Sacramento Road. The Project site is located entirely within the incorporated boundary of the City of Lodi.

Project Overview. The Project includes the construction of approximately 339,966 square feet of commercial retail uses, representing a variety of retail sales and services, to be contained in 13 buildings of varying sizes. The primary user will be Wal-Mart which will occupy approximately 226,868 square feet of floor area, including approximately 70,000 square feet for grocery sales, 19,889 square feet for a garden center (including outdoor fenced area), and 6,437 square feet for an auto service shop. The remaining 11 buildings will range in size from 3,200 square feet to 14,788 square feet, three of which will be occupied by fast food franchises, with another two users consisting of sit-down restaurants, and the remaining seven buildings occupied by such retail uses as pharmacy, financial services/bank, professional/business services, and other retail sales and services. Since the project is consistent with the current General Plan and zoning designations for the site, the main discretionary City actions requested for the project consist of use permit and tentative parcel map approval.

Legal Background. On December 19, 2005, the Superior Court of California, San Joaquin County, Stockton Branch, ordered that the EIR for the Lodi Shopping Center project (State Clearinghouse No. 2003042113) be revised to include discussions of cumulative urban decay impacts and energy impacts. In all other respects, the Court found the EIR to be legally sufficient under CEQA. Accordingly, the Revisions to the EIR document includes a revised discussion of urban decay impacts as well as a full section on energy. In addition, the City of Lodi has decided to make revisions to three additional areas of the EIR, namely the statement of project objectives, the discussion of agricultural resources, and the discussion of project alternatives.

No Newly Identified Significant Impacts. The Revisions to the EIR document found that there are no new previously unidentified significant impacts, including cumulative impacts, which are associated with the three resource topic areas addressed in the document, namely urban decay, energy, and agricultural resources. However, the original draft EIR concluded that the individual and cumulative impacts of the project upon agricultural resources would be significant and unavoidable. In the Revisions to the EIR document, a new mitigation measure for impacts to agricultural resources is identified. This measure requires the acquisition of conservation easement(s) on off-site farmlands to reduce the project impact to agricultural resources. The Revisions to the EIR document concludes that this mitigation measure would reduce the project impact to agricultural resources, but not to a less-than-significant level. Therefore, the project impact to agricultural resources remains significant and unavoidable.

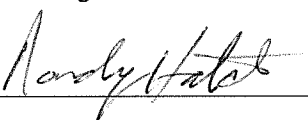
Public Review. The public review period for the Draft Revisions to the EIR document begins on October 17 and ends on November 30, 2007. Written comments on the Revisions to the EIR document should be directed to the Randy Hatch whose contact information is given below. It is important to note that comments are invited only on the content of the Draft Revisions to the EIR document. The original EIR on the Lodi Shopping Center is not open for review and comment (see 'Legal Background' above).

<p style="text-align:center">City of Lodi Community Development Department Attn: Randy Hatch 221 West Pine Street PO Box 3006 Lodi, California 95241-1910 rhatch@lodi.gov (209) 333-6711</p>	<p>Availability of the Revisions to the EIR Document and Related Materials: The Revisions to the EIR document is available for public review at the following locations:</p> <table><tr><td data-bbox="518 1381 1081 1478">Community Development Department 221 West Pine Street Lodi, California 95241</td><td data-bbox="1081 1381 1536 1478">Lodi Public Library 201 West Locust Street Lodi, California, 95240-2013</td></tr></table>	Community Development Department 221 West Pine Street Lodi, California 95241	Lodi Public Library 201 West Locust Street Lodi, California, 95240-2013
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The Draft Revisions to the EIR document is also available on the City's website: www.lodi.gov. Also available on the City's website are the original Draft and Final EIRs on the Lodi Shopping Center project, which are provided as background information only.

Public Hearings. The City of Lodi Planning Commission will take comments on the Draft EIR on November 14, 2007 at 7:00 pm at the Carnegie Forum, 305 West Pine Street, Lodi, CA, with the Public Hearing before the Commission tentatively scheduled for January 23, 2008 at 7:00 pm at the Carnegie Forum, 305 West Pine Street, Lodi, CA

A public hearing for the Lodi Shopping Center project before the City Council will be scheduled at a future date after the Planning Commission hearing.

Signature: 

Date: 10/17/2007

Vicinity Map –Lodi Shopping Center Project

